112.0	0007	0001.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 804,600 / 804,600
					USE VALUE: 804,600 / 804,600
					ASSESSED: 804,600 / 804,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		PHILEMON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SILVA JAMES R & REGINA M
Owner 2:	
Owner 3:	
Street 1:	31 PHILEMON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,738 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1955, having primarily Wood Shingle Exterior and 1977 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8738.000	326,100	1,000	477,500	804,600
Total Card	0.201	326,100	1,000	477,500	804,600
Total Parcel	0.201	326,100	1,000	477,500	804,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 406.98 | /Parcel: 406.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 71549
GIS Ref:
GIS Ref:
Insp Date: 11/30/18

!8709!

PREVIOUS ASSESSMENT

Parcel ID: 112.0-0007-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	326,100	1000	8,738.	477,500	804,600	804,600	Year End Roll	12/18/2019
2019	101	FV	254,300	700	8,738.	470,700	725,700	725,700	Year End Roll	1/3/2019
2018	101	FV	254,300	700	8,738.	361,500	616,500	616,500	Year End Roll	12/20/2017
2017	101	FV	254,300	700	8,738.	341,100	596,100	596,100	Year End Roll	1/3/2017
2016	101	FV	254,300	700	8,738.	313,800	568,800	568,800	Year End	1/4/2016
2015	101	FV	248,200	700	8,738.	293,300	542,200	542,200	Year End Roll	12/11/2014
2014	101	FV	248,200	700	8,738.	270,100	519,000	519,000	Year End Roll	12/16/2013
2013	101	FV	248,200	700	8,738.	270,100	519,000	519,000		12/13/2012

PRINT

Date	Time
12/10/20	23:15:19

LAST REV

Date	Time
09/04/19	10:41:11

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8709

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	17126-544		6/1/1986		165,000	No	No		Y

USER DEFINED

Prior Id # 1:	71549
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/22/2008	503	Re-Roof	6,000			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2018	MEAS&NOTICE	HS	Hanne S
3/3/2009	Measured	189	PATRIOT
4/26/2000	Inspected	276	PATRIOT
2/7/2000	Measured	264	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8738		Sq. Ft.	Site		0	70.	0.78	6									477,498						477,500	

Total AC/HA:	0.20060	Total SF/SM:	8738	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	477,498	Spl Credit		Total:	477,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.18110776
Const Adj.:	0.99989998
Adj $ / SQ:	147.624
Other Features:	106000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	443100
Depreciation:	116978
Depreciated Total:	326121

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	2	HB	1

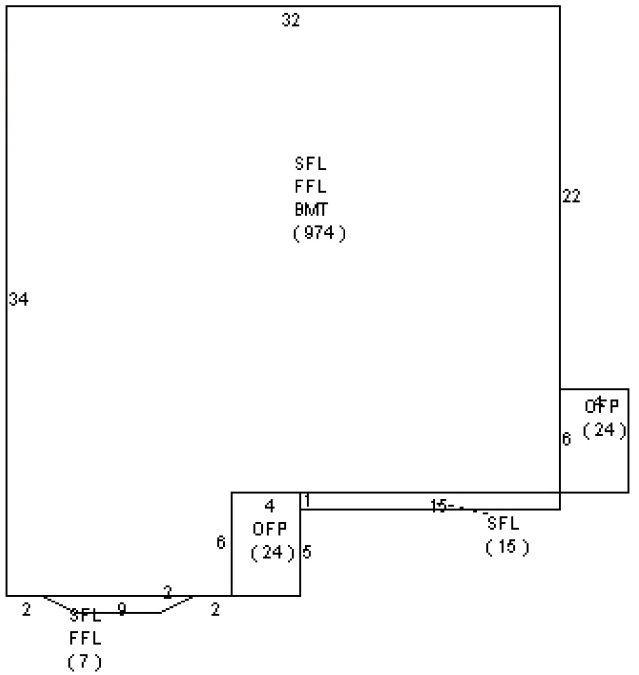
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	M
Totals			
1	9	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	147.62
Special Features:	0	Val/Su Net:	108.74
Final Total:	326100	Val/Su SzAd	164.95

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	996	147.620	147,033
FFL	First Floor	981	147.620	144,819
BMT	Basement	974	44.290	43,136
OFP	Open Porch	48	44.000	2,112

Net Sketched Area:	2,999			Total:	337,100
Size Ad	1977	Gross Are	2999	FinArea	1977

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

112.0-0007-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X36	A	AV	1978	2.99	T	32.8	101			1,000			1,000

More:	N	Total Yard Items:	1,000	Total Special Featues:		Total:	1,000

IMAGE

AssessPro Patriot Properties, Inc